



City of Saint George, KS

220 First Street | P.O. Box 33 | Saint George, KS 66535

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1. Meeting called to order at 7:00pm
2. Pledge of Allegiance
3. Roll Call:
 - a. Cody Liming - X
 - b. Shawn Miller - X
 - c. Ben Hawkins - X
 - d. Cody Roche - X
 - e. Scott Moses - Not Present
4. Agenda
 - a. Approve Meeting Minutes from June 2022 Regular Meeting and Special Meeting
 - i. Ben Hawkins made motion to approve
 1. Shawn Miller seconded
 - b. Proposed Subdivision – 6th and Lincoln
 - i. Pottawatomie County Rezoning of Property – Agriculture to Residential R1
 - ii. Brian Foster, City Engineer, Reports on meeting with Development Engineer
 1. Development Engineer had minimal information regarding sewer
 2. Conversation moved towards current housing market and desire to develop more in line with Pott County codes with bigger lot sizes
 - iii. Discussion of Sewer Being Landlocked – Northern Part of Development
 1. Timeframe for sewer being accessible
 - iv. Hartwick Brothers, Developer, looking to develop north part of subdivision first
 1. Develop with lateral fields
 2. Brian Foster, City Engineer, expresses concerns and risk with annexing these lots into the City if developed with lateral fields. Advises against it.
 - v. Pottawatomie County Questions:
 1. Does the tract fall within the adopted comprehensive plan? – YES
 2. Does the request conform to the adopted plan? – YES
 3. Is this area planned to be annexed within the next 5 years?
 - a. What's best for the City? - YES
 - vi. Review of Development and Potential Annexation
 1. Northern Third of Property – Develop to County Standards, Leave as County Subdivision
 2. Southern Two Thirds of Property – Develop to City Standards, Potential Annexation
 - vii. Review of Issues /Concerns with Leaving Northern Third a County Subdivision

- viii. Judd McCormack, City Council, Questions
 - 1. Lot Count: Roughly 100 Lots in southern end, that fall within potential annexation (City Limits)
 - 2. Water Connection: City to be service provider, county lots
 - a. Potential for City to be service provider for northern third
 - ix. Brian Foster, City Engineer, Potential of lower water pressure to north end
 - x. Planning Committee comments on rezoning
 - 1. Unanimous agreement that if northern third is developed per county standards with lateral fields, that should not be annexed into the City
 - 2. Concerns expressed on rezoning the entire tract as County Residential
 - a. No assurances that the southern two thirds will ever be developed per City standards for potential annexation.
 - xi. Discussion of making a motion and bringing to next council meeting
 - 1. Present City Council members agree on motion
 - a. Judd McCormack & Debby Werth
 - xii. Shawn Miller made a motion to return the urban impact area form to the County, giving approval for northern 1/3 to be rezoned to "County Residential (R1)". With the understanding that the southern 2/3 of the property will be annexed into the City of St. George, as a subdivision, developed to City Standards. Pending review from the City Attorney, Bernard Irvine.
 - 1. Ben Hawkins seconded
 - 2. Motion carried
 - xiii. Cody Liming to coordinate with Pott County
- c. Zoning Codes**
- i. Fencing Regulations Review
 - 1. Minimum ground depth, 1/3 height of fence
 - 2. Electrical Fence – Allow use as non-primary fence
 - ii. Kyle, O&H Planning – Zoning Districts, Review & Modifications
 - 1. Broke Out Manufactured Residential District
 - a. Allows for more regulation
 - 2. Created Recreational Vehicle Park District
 - a. Review Mobile Home Park District for regulations
 - iii. Cody Liming expresses need to review storm shelter regulations
 - iv. Review of "Glamping" Future Development – Codes & Regulations
 - v. Debbie Werth, City Council Member, questions Mobile Home Park Operations License
 - 1. Review Manhattan Mobile Home Park
 - 2. Outline or Structure Needed – Kyle, O&H Planning to review
 - 3. Permit vs. License - Bernard Irvine, City Attorney, to review
 - vi. Kyle, O&H Planning – Additional Zoning Districts, Review & Modifications
 - 1. Manufactured Housing
 - a. Conditional Use Within R1

2. Public Spaces
 - a. Public Service (P1) – Fire Station, EMS, Library, Schools, Etc.
 - b. Lighting Regulations – Bernard Irvine, City Attorney to Review
 - i. Review surrounding communities’ regulations
 - c. Cody Liming expresses need to regulate need for lighting in parks and/or trails. General, overall good lighting.
 - i. Kyle, O&H Planning, to review
3. Mixed Use Overlay District
 - a. Permitted Uses - Second Story Residential Above Commercial
4. Sign Regulations
 - a. Pointed to Commercial & Industrial - Address Microenterprise
 - b. Political Signage Group Discussion
- vii. Final Copy of Zoning Regulations – August 1st, 2022
 1. 30 Days Public Review
 2. Vote to Adopt – September 2022
- viii. Adopt Zoning Regulations with intent to readopt the prior year
- ix. Planned Maintenance of Zoning Regulations – 5 years
- x. Group Discussion on allowance of Electric fence within City limits
 1. Unanimous agreement to allow use as non-primary fence
- xi. Kyle, O&H Planning – Interactive Zoning Map (GIS)
 1. Ben Hawkins, Review of current ArcGIS Online Setup for City Utilities
 - a. Overlay Zoning
- xii. Ben Hawkins, Floodplain Administrator, Review of Floodplain Ordinance Adoption Status

d. Public Comments

5. Adjournment

- a. Shawn Miller made a motion to adjourn
 - i. Cody Roche seconded
 1. Motion carried
- b. Meeting adjourned at 8:50pm